



Chicago Metropolitan  
Agency for Planning

**March 15, 2018**

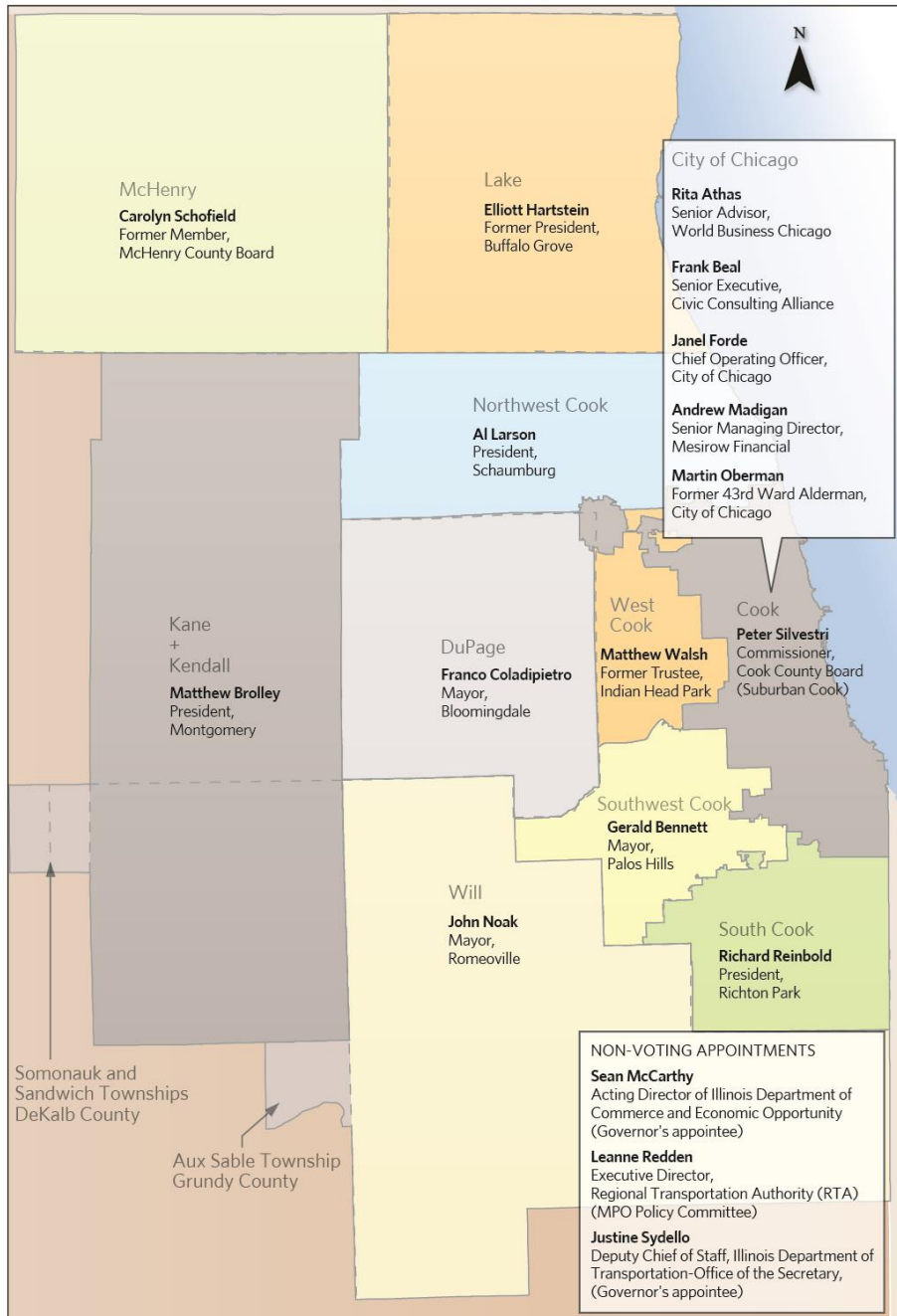
**Pre-Bid Information Session**

**Request for Proposals (RFP) No. 186:**

**DuPage County Route 83 Corridor Land Use  
Plan**

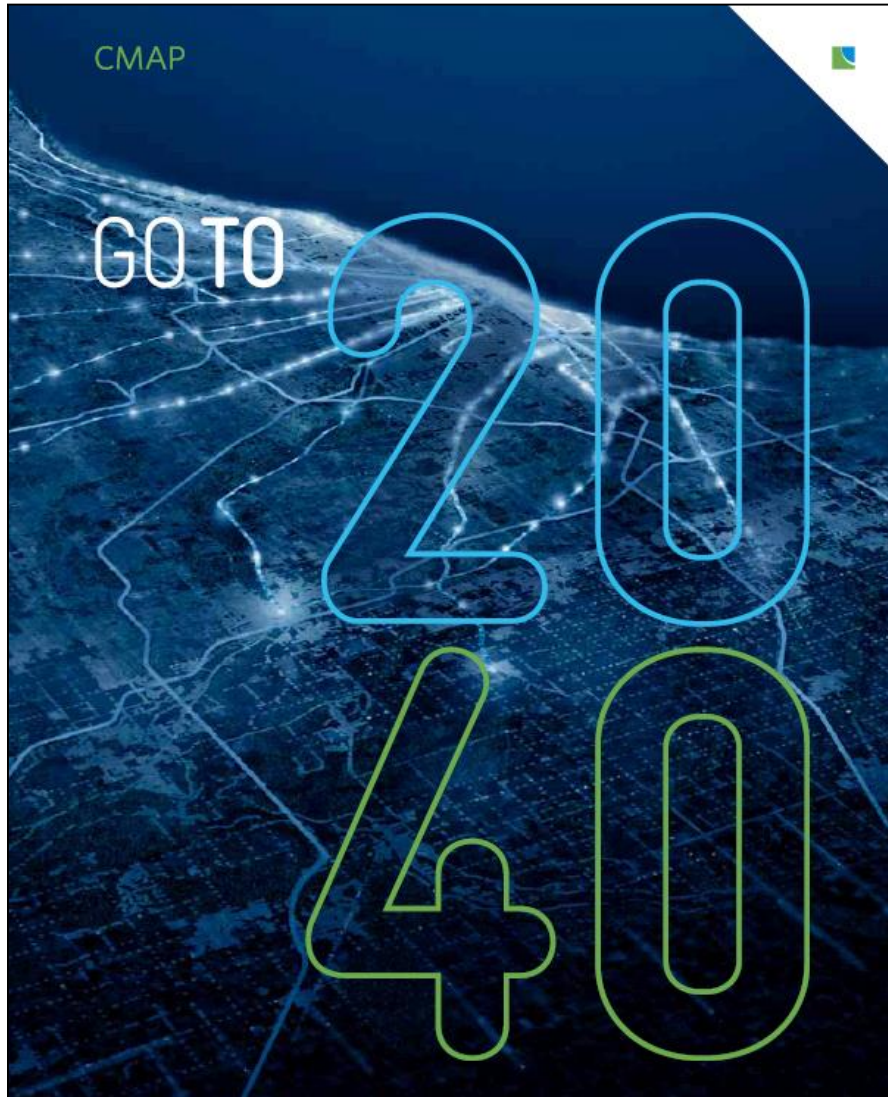
## BACKGROUND: CMAP

- Formed by state law in 2005 to integrate planning for transportation and land use
- Seven-county area, geographically representative Board



# GO TO 2040 COMPREHENSIVE REGIONAL PLAN

---



- Comprehensive, long-range plan for Chicago metropolitan area
- Adopted by the CMAP Board in October 2010
- Forms the basis for all of CMAP's work
- Currently developing ON TO 2050

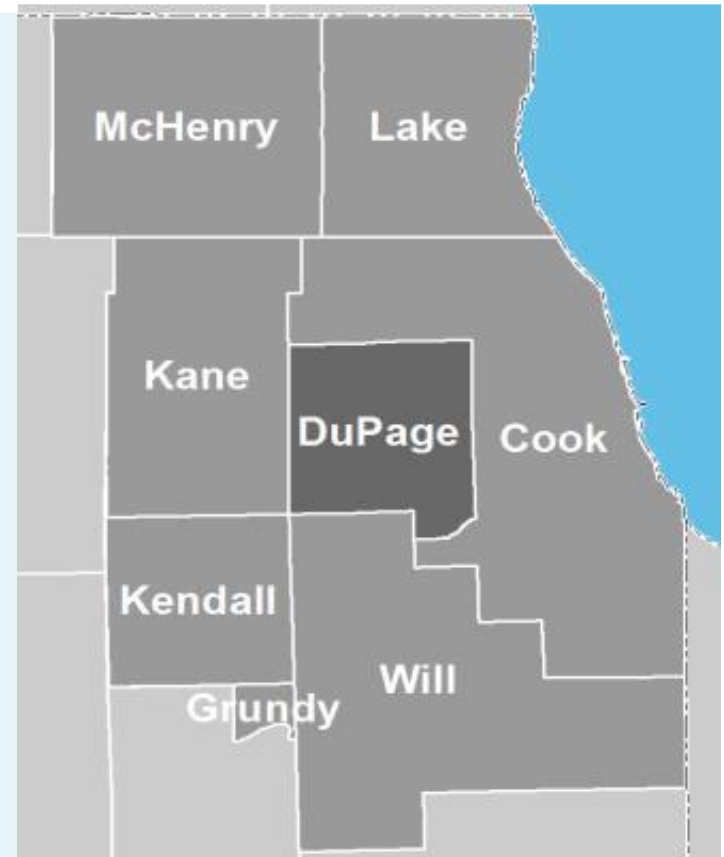
# **LOCAL TECHNICAL ASSISTANCE (LTA) PROGRAM**

---

- **Purpose is to implement the GO TO 2040 Plan through direct assistance to communities**
- **Approximately 170 projects initiated, 135 projects completed, 40 ongoing, with more under development and consideration**
- **Most projects are led by CMAP staff; some include assistance from outside contractors for some or all project elements**

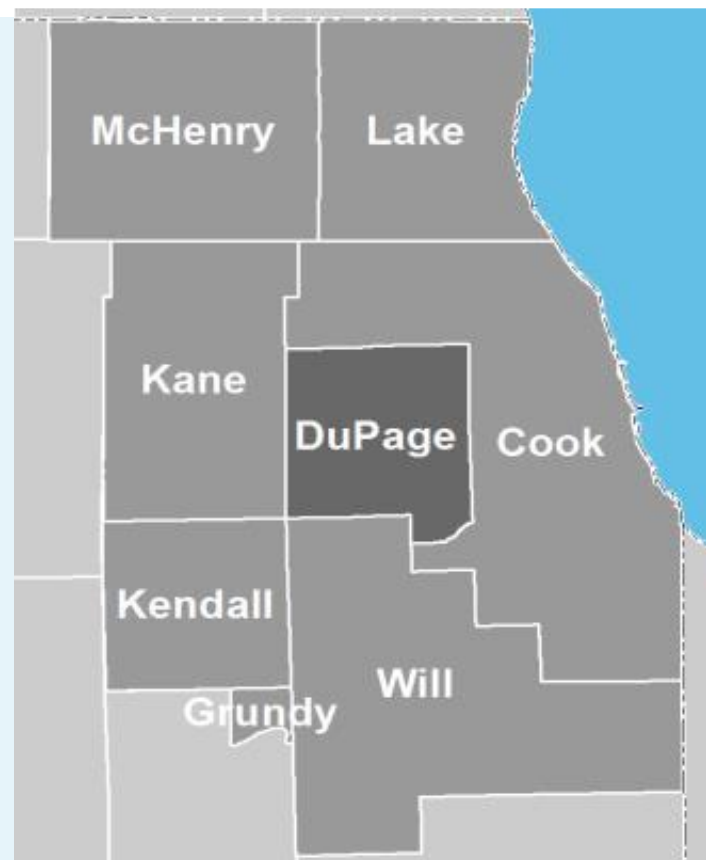
# PROJECT BACKGROUND

- The DuPage County Zoning and Planning Division seeks to develop a Corridor Land Use Plan along Illinois Route 83 (also known as Busse Road and Kingery Highway).
- This project will help update the County's overall Unincorporated Land Use Plan
  - Which is being updated piecemeal, by producing plans for some of the County's most visible transportation corridors (such as Roosevelt Road and Lake Street).



# PROJECT BACKGROUND

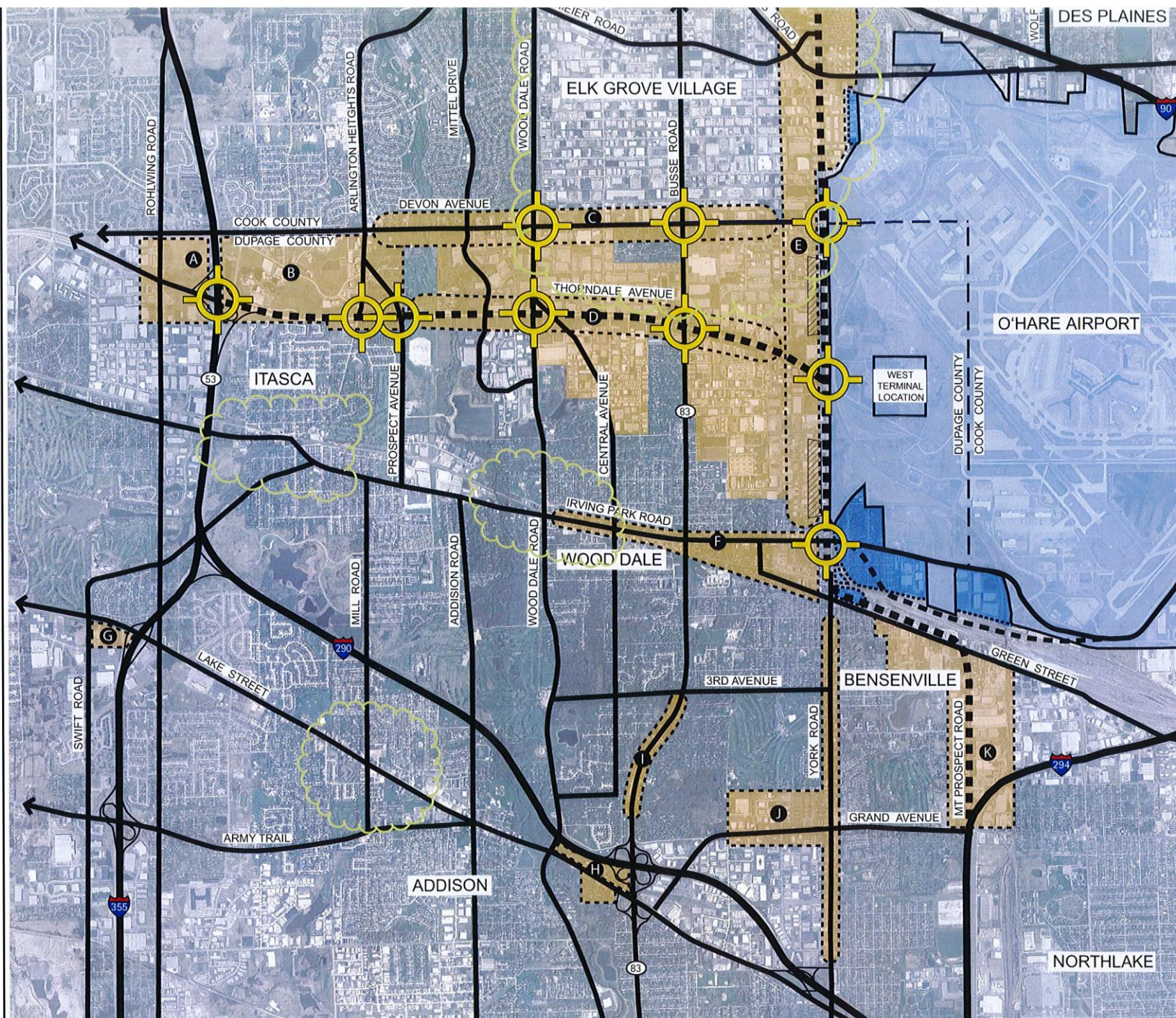
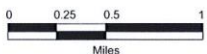
- This project will develop land use recommendations for all unincorporated land within one mile of the Route 83 right-of-way,
  - from Devon Avenue at the northern end...
  - ...to St. Charles Road at the southern end.



-  County Boundary
-  Interstate Highway
-  U.S. Highway
-  State Highway
-  Major Roadway
-  Proposed Elgin O'Hare Bypass
-  Proposed Irving Park Re-Route
-  Key Intersections/Interchanges

-  Existing O'Hare Property  
 Future O'Hare Property  
 Opportunity Study Zone  
 Future Aviation Easement
- A** Route 53 West  
**B** Route 53 East  
**C** Devon Avenue Corridor  
**D** Thorndale Avenue Corridor  
**E** York Road Corridor North  
**F** Irving Park Road Corridor  
**G** Lake Street West Interchange  
**H** Lake Street East Interchange  
**I** Route 83 Corridor  
**J** York Road South Corridor  
**K** Mount Prospect Road Corridor

Municipal Planning Areas as designated through comprehensive plans or special studies.



# MAJOR PROJECT GOALS

---

- Promote collaboration between the County and all stakeholders in the planning process
- Align deliverables with local and regional needs, including
  - Enable properties to transition from unincorporated to incorporated without creating non-conformities
- Identify development ("greenfield") and redevelopment opportunity sites
- Identify patterns of growth and recommend highest and best uses of land
  - Specifically, provide a realistic assessment of retail opportunity

# MAJOR PROJECT GOALS (cont.)

---

- **Enable development complementary with the transportation modes of Route 83 and roadways within one mile**
  - ...including public transit and non-motorized modes such as bicycling
- **Preserve and promote accessibility to open space, both regional and local**
- **Identify and facilitate better and more accessible routes for pedestrians and bicyclists**
- **Focus on energy and natural resources conservation**

# KEY TOPIC AREAS

---

**Multifaceted, multijurisdictional outreach and engagement, including:**

- **Six municipalities: Addison, Bensenville, Elmhurst, Elk Grove Village, Villa Park, and Wood Dale**
- **Local environmental groups**
- **Private or institutional owners of key opportunity sites**
- **Local development community**

# KEY TOPIC AREAS (cont.)

---

## Transportation typology and context

- **Route 83 annual daily traffic:**
  - **Auto: 38,000 – 66,000**
  - **Trucks: 8,000 – 12,000**
- **In addition to Route 83, plan will include frontage and parallel roads**
  - **Therefore, consultants should demonstrate transportation planning acumen that includes a wide variety of typologies, including limited-access highways**
- **Corridor has been identified as a “Pulse Medium Term Arterial Rapid Transit Route”**

# KEY TOPIC AREAS (cont.)

---

## Impact of major regional projects

- New segment of limited access highway/expressway of Illinois Route 390 is expected to open during this planning process
- Phased construction to the east toward and around O'Hare International Airport.

## Market analysis

- Project will require market analysis for key opportunity sites and the corridor as a whole.
  - Retail saturation
  - Demand for logistics and warehouse space

# **SELECTION PROCESS: RFP 186 – DuPage County Route 83 Corridor Land Use Plan**

---

**Purpose is to select a contractor to work with DuPage County in creating the Route 83 Corridor Land Use Plan.**

- **March 30, 2018:** Submissions due 3:00 pm
- **Early April, 2018:** Interviews with finalists
- **Early May 2018:** Decision and start of negotiations with selected firm leading to Contract

# PROPOSAL CONTENTS

---

- 1. Identify the Consultant team that will be involved in this project. Include a narrative describing the team's combined qualifications and strengths. Clearly identify the project manager, specify the role of subcontractors and describe the team's structure for leadership, support and accountability.**
- 2. Provide a narrative proposal of the approach and techniques the applicant will use to complete the entire scope of services.**
  - Refer to the discussion of individual tasks in Section 2 of this RFP to identify specific components of each task that CMAP expects to be delineated in the proposal.**

# PROPOSAL CONTENTS

---

**3. Provide at least three examples of similar work, including client, date, approximate cost, and references.**

**4. Complete “Price Proposal Form” (Attachment 1) with hourly rates, titles, and expected hours for relevant staff, and estimated expenses. Also acknowledge receipt of any addenda.**

**5. Submit other required forms**

- **“Certificate Regarding Workers’ Compensation Insurance” (Attachment 2)**
- **“Information to be provided by Bidder” (Attachment 3)**
- **“Certification for Contracts, Grants, Loans, and Cooperative Agreements” (Attachment 4)**

# SUBMITTAL REQUIREMENTS

## SAM REGISTRATION

---

- All prospective contractors must be registered with the **System for Award Management (SAM)** before CMAP can accept your RFP response.

<https://www.sam.gov/portal/SAM/#1#1>



# SUBMITTAL REQUIREMENTS

## PRICE PROPOSAL FORM REQUIREMENTS

---

- Staff levels are expected to remain consistent with the Price Proposal Form-this includes title, rates (fully loaded) and hours
- Staff substitutions or additions require a request for concurrence from CMAP prior to working on the project
- CMAP expects that the replacement staff member will have similar experience and credentials

**This applies to both the primary firm and any subcontractors!**

# SUBMITTAL REQUIREMENTS

## PRICE PROPOSAL FORM REQUIREMENTS

---

- Expenses (travel, printing, commodities)
  - The following costs are not allowed: food (unless associated with travel costs for individuals from outside the region), alcohol.

**This applies to both the primary firm and any subcontractors!**

# SUBMITTAL REQUIREMENTS

---

- **Submit no later than 3:00 p.m., March 30, 2018**
  - Three (3) paper copies of all proposals  
AND
  - One (1) electronic version in pdf format
- **Address:**

Chicago Metropolitan Agency for Planning  
Attn: Procurement Officer  
Response to RFP No. 186  
233 S. Wacker Drive, Suite 800  
Chicago, IL 60606

# OTHER ELEMENTS OF THIS RFP

---

- **Provision of Options**

- In addition to the core proposal, the contractor may also submit up to two (2) optional elements. Each option must include a clear scope, deliverables, and cost.
- Following completion of the corridor plan, the contractor may be retained to assist with plan implementation. This will occur at CMAP's discretion (in consultation with the County) and will be decided after plan completion.

# Questions?



# Questions about RFP 186 can be directed to:

---

**Penny Dubernat**  
**Procurement Officer**  
**CMAP**

**[PDubernat@cmap.illinois.gov](mailto:PDubernat@cmap.illinois.gov)**